

05297bas-sheet 1.plt

**KNOW ALL MEN BY THESE PRESENTS; TO WIT:**  
THAT ROBERT S. FREEMAN IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 4C TO 3 TO 4 TO 4B TO 4C, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #040005157.

THAT ROBERT S. RICHMOND IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED BOUNDED BY OUTSIDE CORNERS 1 TO 2 TO 4C TO 4B TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #020008242, AND WHICH SAID LAND BEING SUBJECT TO A CERTAIN DEED OF TRUST TO TRSTE, INC., TRUSTEE, SECURING MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., BENEFICIARY BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #020008243, AND WHICH SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO PRLAP, INC., TRUSTEE, SECURING BANK OF AMERICA, N.A., BENEFICIARY BY DEED RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #020020723.

THE SAID OWNER CERTIFY THAT THEY HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA (1950), AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 4<sup>th</sup> DAY OF April, 2006.

BY: [Signature] 4/11/06  
ROBERT S. FREEMAN, OWNER

BY: [Signature] 4/11/06  
ROBERT S. RICHMOND, OWNER

BY: Peggy Linder, AUP  
TRSTE, INC., TRUSTEE

BY: [Signature] 4/11/06  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., BENEFICIARY CHARITA BAGANAS, A.S.

BY: [Signature] 4/11/06  
PRLAP, INC., TRUSTEE HOLLY M. JARMUSZ, A.V.P.

BY: [Signature] 4/11/06  
BANK OF AMERICA, N.A., BENEFICIARY  
JACQUELINE M. PANARO, A.V.P.

**STATE OF VIRGINIA**  
City of Roanoke

I, Cheryl B. Ham, A NOTARY PUBLIC IN AND FOR THE AFORESAID City, AND STATE DO HEREBY CERTIFY THAT ROBERT S. FREEMAN, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City, AND STATE AND ACKNOWLEDGED THE SAME ON April 4, 2006.

MY COMMISSION EXPIRES 12/31/08

NOTARY PUBLIC

**STATE OF VIRGINIA**  
County of Wake

I, Cynthia E. Lawrence, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT PEGGY LINDER, FOR TRSTE, INC., TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 20, 2006.

MY COMMISSION EXPIRES 12/31/08

NOTARY PUBLIC

**STATE OF New York**  
County of Erie

I, Kristen Niethe, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT HOLLY M. JARMUSZ, FOR PRLAP, INC., TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON February 7, 2006.

MY COMMISSION EXPIRES 6-16-07

NOTARY PUBLIC

**STATE OF VIRGINIA**  
City of Roanoke

I, Ann L. Davis, A NOTARY PUBLIC IN AND FOR THE AFORESAID City, AND STATE DO HEREBY CERTIFY THAT ROBERT S. RICHMOND, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City, AND STATE AND ACKNOWLEDGED THE SAME ON April 4, 2006.

MY COMMISSION EXPIRES 3-31-08

NOTARY PUBLIC

**STATE OF VIRGINIA**  
County of Hillsborough

I, Fidias A. Rodriguez, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT CHARITA BAGANAS, FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON February 27<sup>th</sup>, 2006.

MY COMMISSION EXPIRES 2/29/2008

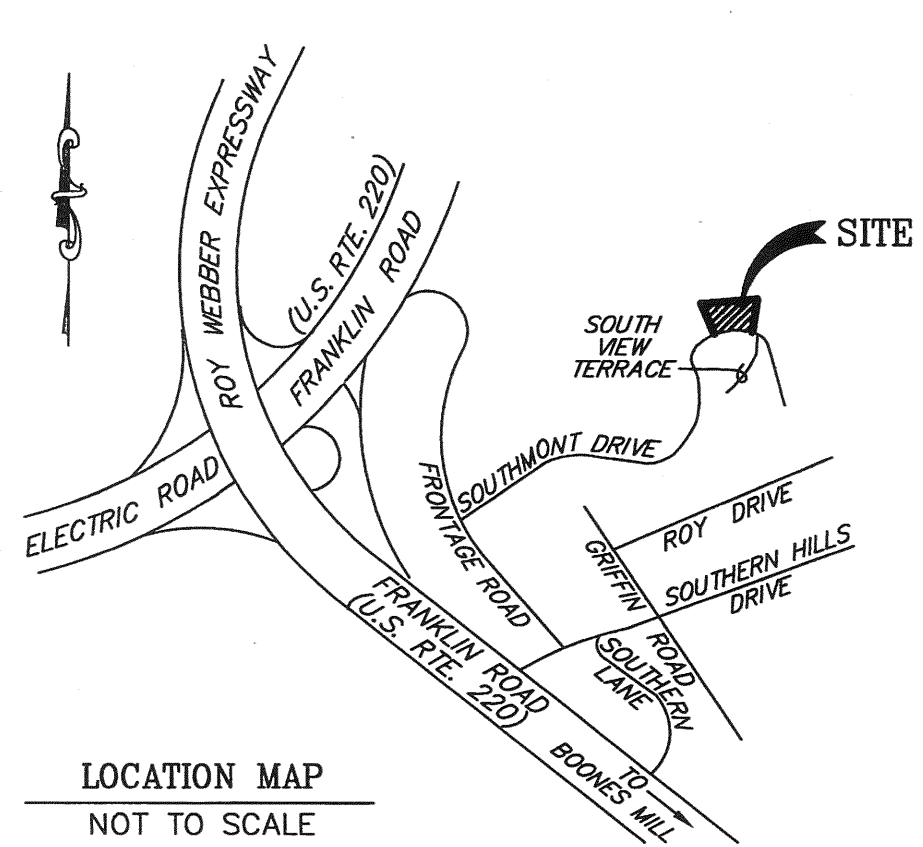
NOTARY PUBLIC

**STATE OF New York**  
County of Erie

I, Kristen Niethe, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT Jacqueline M. Panaro, FOR BANK OF AMERICA, N.A., BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON February 7, 2006.

MY COMMISSION EXPIRES 6-16-07

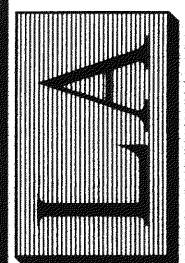
NOTARY PUBLIC



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4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: JANUARY 11, 2006  
COMM. NO.: 05-297  
SCALE: 1" = 20'

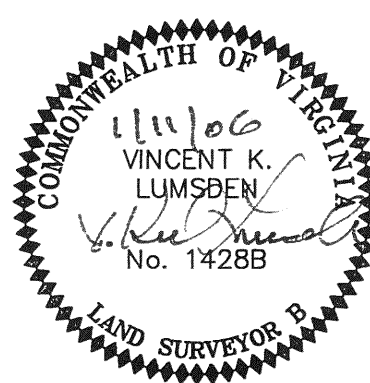
APPROVED:  
[Signature] 4-11-06  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

[Signature] 4.11.06  
CITY ENGINEER, CITY OF ROANOKE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 3:00 O'CLOCK ON THIS 12 DAY OF April, 2006.

TESTEE: BRENDA S. HAMILTON, CLERK

[Signature]  
DEPUTY CLERK



PLAT SHOWING THE RESUBDIVISION & COMBINATION OF  
ORIGINAL LOTS 19 & 20  
SOUTHMONT - SECTION #2  
(M.B. 1, PG. 1898-1899)  
CREATING HEREON  
LOT 19A (0.133 AC.)  
PROPERTY OF  
ROBERT S. FREEMAN  
AND  
LOT 20A (0.231 AC.)  
PROPERTY OF  
ROBERT S. RICHMOND  
SITUATED ALONG SOUTHMONTDRIVE, S.W.  
ROANOKE, VIRGINIA

**NOTES:**

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
5. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0062 D, MAP NUMBER 51161C0062 D, DATED OCTOBER 15, 1993. (ZONE X)
6. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
7. THIS PLAT IS A SUBDIVISION AND COMBINATION OF ORIGINAL ROANOKE CITY TAX #5480738 (LOT 19) AND TAX #5480739 (LOT 20).
8. 0.064 AC. PORTION OF ORIGINAL LOT 19 BOUNDED BY CORNERS 2A TO 4A TO 4B TO 4C TO 2A TO BE CONVEYED ROBERT S. RICHMOND AND TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 20 CREATING HEREON LOT 20A (0.231 AC.) AND LOT 19A (0.133 AC.)

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